BILL GARRETT, Davidson County
Trans:T20150101890 DEEDQC
Recvd: 12/02/15 10:32 4 pgs
Fees:22.00 Taxes:0.00
20151202-0121417

This instrument prepared by:
Leila H. Hansen, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOW
Jeffrey J. Shearer
628 Harpeth Bend Drive
Nashville, TN 37221

When recorded, return to 120191863
Finiti
Finiti Recording Team
Accommodation Recording per Client Requests
7090 Samuel Morse Drive
Columbia, MD 21046

MAP PARCEL NUMBERS:
Map/Parcel:
142150013.00

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Jeffrey J. Shearer, an unmarried man and Dixie Lynn Shearer, an unmarried woman, who acquired title as husband and wife, tenancy by entirety**, by these presents do hereby quitclaim and convey unto the said **Jeffrey J. Shearer, an unmarried man**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to remove former spouse from title.

This is unimproved ( ) property known as 628 Harpeth Bend Drive, Nashville, Tennessee 37221
Improved ( )

EXEMPT: Transfer between former spouses.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 24 day of November, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeffrey J. Shearer

ACKNOWLEDGMENT

STATE OF Pennsylvania)
COUNTY OF Allegheny) ss

Personally appeared before me, John B Montalbano, a Notary Public in and for said County and State, **Jeffrey J. Shearer** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at _____
this 24 day of November, A.D., 2015.

NOTARY STAMP/SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
John B. Montalbano, Notary Public
City of McKeesport, Allegheny County
My Commission Expires February 17, 2017

NOTARY PUBLIC
Notary Commission Expires: 2/17/17

AFFIDAVIT OF VALUE

STATE OF Pennsylvania)
COUNTY OF Allegheny)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 24 day of November, 2015.

(Affix Seal)

Affiant

Notary Public
My Commission Expires: 2/17/17

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
John B. Montalbano, Notary Public
City of McKeesport, Allegheny County
My Commission Expires February 17, 2017

Witness our hand this 3 day of November, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Dixie Lynn Shearer

Dixie Lynn Shearer

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Dyer) ss

Personally appeared before me, Dixie Lynn Shearer, a Notary Public in and for said County and State, **Dixie Lynn Shearer** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at First Citizens Nat'l Bank this 3rd day of November, A.D., 20 15.

NOTARY STAMP/SEAL

ALYSON B. POLLOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DYER

Alyson B. Pollock
NOTARY PUBLIC
Notary Commission Expires: My Commission Expires Sept. 10th, 2018

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY IN DAVIDSON COUNTY TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 94 ON THE PLAN OF SECTION 1, HARPETH VALLEY PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3600, PAGES 93, 94, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Jeffrey J. Shearer and Dixie Lynn Shearer, husband and wife, tenancy by entirety by Deed from Jeffrey J. Shearer and Dixie Lynn Ashcraft of record in Book 7684, Page 959, said Register's Office.